

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
AND SPECIAL VARIANCE * ZONING COMMISSIONER
S/S Cedarside Dr., 210' +/- E *
of c/l Farmside Drive- Lot 39 *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Cedarside Farm Joint Venture * Case No. 94-164-AA
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as Lot 39 (4037 Cedarside Drive) in the Cedarside Farm subdivision of Baltimore County. The Petition is filed by the property owner, Cedarside Farm Joint Venture. Relief is requested from Section 1801.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3.b. of the Comprehensive Manual of Development Policy (CMPD), adopted pursuant to Section 504 of the B.C.Z.R., to allow 20 ft. height to height setbacks on either side of the proposed dwelling, in lieu of the required 30 or 40 ft. for buildings greater than 25 ft. in height. Further, the Petitioner seeks approval of an amendment of the Second Amended Final Development Plan of Cedarside Farms to reflect the proposed setbacks. The relief requested is more particularly shown on Petitioner's Exhibit No.1, the site plan.

This matter was scheduled for the requisite public hearing at which time testimony and evidence were received. Appearing at that hearing was Jean Tansey from Daft, McCune and Walker, Inc., the project engineers. Also appearing was Kim Strutt, a principal with the Cedarside Farm Joint Venture. Also present was John Haspert, who is an employee of the developer. There were no Protestants present.

Testimony and evidence offered was that the subject property is located in the Cedarside Farm subdivision. This is a mixed subdivision of townhouse and single family residential dwellings. The subdivision is located near Belair Road (U.S. Route No. 1) in the Perry Hall section of Baltimore County.

Testimony and evidence offered by the Petitioner is that the original final development plan showed side yard setbacks for the subject lot of 5-1/2 to 6-12 ft. Thus, the Petitioner argues that it was always intended that the subject property would be improved with a rather large dwelling on a comparatively small lot. Further, it was offered that a contract purchaser had been obtained for this lot and the dwelling thereon has been nearly completed. In fact, it is under roof and the interior drywall and trim have been installed. Contemporaneously, with construction on the subject lot, there was construction on adjacent lots. As these houses were being constructed, it was found that a distance of approximately 20 ft. between houses would be maintained. Specifically, the subject lot maintains a 7 ft. side yard setback to the property line on the east side, and a 20 ft. overall distance to the dwelling on lot No. 40. On the west side towards lot No. 38, approximately 6 ft. is shown from the building envelope to the property line, with a total distance of 21 ft. between dwellings. Under the CMPD in effect at the time of the approval of the subdivision, houses less than 30 ft. in height must maintain a minimum setback of 30 ft. Thus, the Petition for Variances is requested.

It is significant to note that the proposed improvements are not being constructed specifically in conformance with what is shown on the site plan. That is, the site plan shows an attached two car garage on the west side of the property. However, it was testified that actually a one car garage was being constructed. However, the variances are still sought

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on that side so that flexibility for future enlargement of the garage can be retained.

In considering the variances requested, I am persuaded to grant the variance as to the proposed distance between the dwellings on lots 39 and 40. It appears that a 20 ft. setback on this side is appropriate. Clearly, that distance is consistent with distances between other houses in the neighborhood and will not be detrimental to the neighboring properties. Moreover, I am convinced that the Petitioner has met its burden and proved practical difficulty as required by Section 307 of the B.C.Z.R. If the variances were denied and the entire 30 ft. need be maintained on both sides, only a small building envelope would be allowed. Thus, the property could only be improved with a very small dwelling, totally out of character with this neighborhood. Thus, in order to obtain a consistent development and allow a reasonably sized house to be built on this property, I will grant the variance as it relates to the distance maintained between the dwellings on the subject lot (lot 39) and lot 40.

As to the variance on the other (west) side, I am not persuaded that the Petitioner has met its burden. That is, I will require the Petitioner to maintain a distance of 30 ft. from the side wall of the garage. The testimony offered was that all that is being built at the present time is a single car garage. The fact that only a single car garage is being built, at this time, makes it clear that the Petitioner cannot demonstrate practical difficulty, as it relates to the variance on this side of the lot. The standard required under the practical difficulty test is whether the Petitioner can make a reasonable use of the property if strict adherence to the regulation is required. Obviously, the Petitioner fails to meet the test in this regard. A variance should not be granted merely for the convenience of the property owner and to allow for future expansion.

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Moreover, I am convinced that only a single car garage should be permitted at this time in that I agree with the Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning and Zoning. That comment indicates that the proposed house overwhelms this small lot and is inappropriate. It is also to be noted that the house on lot 39 is not completed at this time. Perhaps potential residents of that lot may well protest a decreased setback which is proposed.

For these reasons, I will grant in part and deny in part the requested variances. I will allow the house to be constructed as shown on the site plan. Thus, a variance will be granted as to the distance to be maintained between the building envelope on lot 39 and the dwelling on lot 40. However, the variance for the other side of the lot will be denied. The Petitioner may finish its construction and construct a single family garage. Moreover, the ultimate purchaser of this property may ultimately re-petition this Zoning Commissioner in the event expansion is desired in the future. However, at this time, there has been no practical difficulty shown and the variance cannot be granted for the west side.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of November, 1993 that a variance from Section 1801.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3.b. of the Comprehensive Manual of Development Policy (CMPD), adopted pursuant to Section 504 of the B.C.Z.R., to allow 20 ft. height to height setback on the east side of the proposed dwelling, in lieu of the required 30 ft. setback required for buildings greater than 25 ft. in height, for lot 39, be and is hereby GRANTED; and,

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IT IS FURTHER ORDERED that a variance as to the distance to be maintained between the building envelope on lot 39 and the dwelling on lot 40 (west side) be and is hereby DENIED and the Petitioner shall be permitted to build only a one car attached garage on that side of the property; and,

IT IS FURTHER ORDERED that approval of an amendment to the Second Amended Final Development Plan of Cedarside Farms to reflect the proposed setback on the east side, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 11/22/93
By Th. Strutt

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 19, 1993

Mr. Kimberly B. Strutt
Cedarside Farm Joint Venture
54 Scott Adam Road
Hunt Valley, Maryland 21030

RE: Case No. 94-164-AA
Petition for Variance
Property: 4037 Cedarside Drive
Cedarside Farm Joint Venture, Petitioner

Dear Mr. Strutt:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variances have been granted in part and denied in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.
cc: Ms. Jean Tansey
Daft, McCune and Walker, Inc.
Mr. John Haspert
54 Scott Adam Road, Hunt Valley, Md. 21030

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
AND SPECIAL VARIANCE * ZONING COMMISSIONER
S/S Cedarside Dr., 210' +/- E *
of c/l Farmside Drive- Lot 39 *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Cedarside Farm Joint Venture * Case No. 94-164-AA
Petitioner *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Variance and Special Variance for that subject property known as 4037 Cedarside Drive. By my Findings of Fact and Conclusions of Law dated November 22, 1993, the requested relief was granted in part and denied in part with restriction.

Subsequent to the issuance of that Order, it has come to my attention that my written decision incorrectly stated lot 40 on line 2 of the first paragraph on page 5 of said Order.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of November, 1993 that my Order dated November 22, 1993 of the within case be and is hereby amended to read as follows:

"IT IS FURTHER ORDERED that a variance as to the distance to be maintained between the building envelope on lot 39 and the dwelling on lot 38 (west side) be and is hereby DENIED, and the Petitioner shall be permitted to build only a one car attached garage on that side of the property"; and,

IT IS FURTHER ORDERED that the remainder of the Zoning Commissioner's opinion and Order issued on November 22, 1993, be and is hereby ratified and incorporated, except as specifically amended herein.

ORDER RECEIVED FOR FILING
Date 11/30/93
By Th. Strutt

Any appeal from this decision must be taken in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 11/30/93
By Th. Strutt

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 8, 1993

Ms. Kimberly R. Strutt
Cedarside Farm Joint Venture
54 Scott Adam Road
Cockeysville, Maryland 21030

RE: Case No. 94-164-AA, Item No. 163
Petitioner: Cedarside Farm Joint Venture
Petition for Variance

Dear Ms. Strutt:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 12, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



O James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 94-164-AA
Item No. 163 (R)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for **DAVID KATZ, ACTING CHIEF**
John Comestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: November 1, 1993

SUBJECT: 4037 Cedarside Drive

INFORMATION:

Item Number: 163

Petitioner: Cedarside Farm Joint Venture

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff recommends that the applicant's petition be denied for the reason as follows:

- The proposed 6' side setbacks are clearly inadequate and the proposed dwelling is too big for this lot.

This office recommends a lesser variance or perhaps a one car garage be constructed in order to provide for wider side yards.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

ZAC 163/22/NE/ZAC1

Pg. 1

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING RECORD: MEETING OF NOVEMBER 22, 1993

Owner: John L. Greer, Jr. and Helen Greer
Location: 4926 Wampler Road
Item No.: 158 (JPE/JCR)

Owner: Joseph E. Chenoweth & Patricia L. Chenoweth
Location: 11731 Grass Pot Road
Item No.: 162 (PT)

Owner: Cedarside Farm Joint Venture
Location: Lot 39, Cedarside Farm
Item No.: 163 (PT)

Owner: Edward A. Klingenstein, Jr. & Irene L. Klingenstein
Location: Lot 1, Middleborough
Item No.: 164 (JLL)

Owner: Thomas J. Lasek
Location: 2740 Vailhurst Road
Item No.: 165 (JPE)

Owner: Michael E. Krompholz & Brigitte M. Krompholz
Location: 11315 Denby Road
Item No.: 166 (JJS)

Owner: Anthony Scott Fragley, Sr.
Location: 45310 Dogwood Farm
Item No.: 167 (JPA)

Gentlemen:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Approved: *Pat Keller*
Fire Prevention Bureau
11/1/93

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-SHEET

NAME	ADDRESS
Kim Strutt	54 Scott Adam Rd.
John Haspert	Hunt Valley, Md. 21030
John Strutt	10000 Inc. 200 & Pa. Av.
	Towson 21286

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

BUILDING PERMIT

PERMIT #: B170152 CONTROL #: NR DIST: 11 PREC: 07
DATE ISSUED: 08/04/93 TAX ACCOUNT #: 2100097064 CLASS: 04

PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 4037 CEDARIDE DR
SUBDIVISION: CEDARIDE FARM

OWNERS INFORMATION
NAME: CEDARIDE FARM JOINT VENTURE
ADDR: 54 SCOTT ADAM RD, 21031

TENANT:

CONTR: STRUTT

ENGR:

SELLER:

WORK: CONSTRUCT SFD W/ATTACHED 1 CAR GARAGE, COVERED PORCH & FIREPLACE OUTSIDE PROJ. OF CHIMNEY NOT TO EXCEED 4X10'. PF990-995-93, 4 BEDROOMS. OPTIONS 1, 2, 3, 4, 5 NO SIDE WINDOWS. 45X37X36X3, 336SF

BLDG. CODE: BOCA CODE RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD 40,000.00 EXISTING USE: VACANT LOT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: ONE FAMILY

FOUNDATION: BLOCK BASEMENT: FULL

SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE #ND SETBACKS

SIZE: 0000.00 X 0000.00

FRONT STREET:

SIDE STREET:

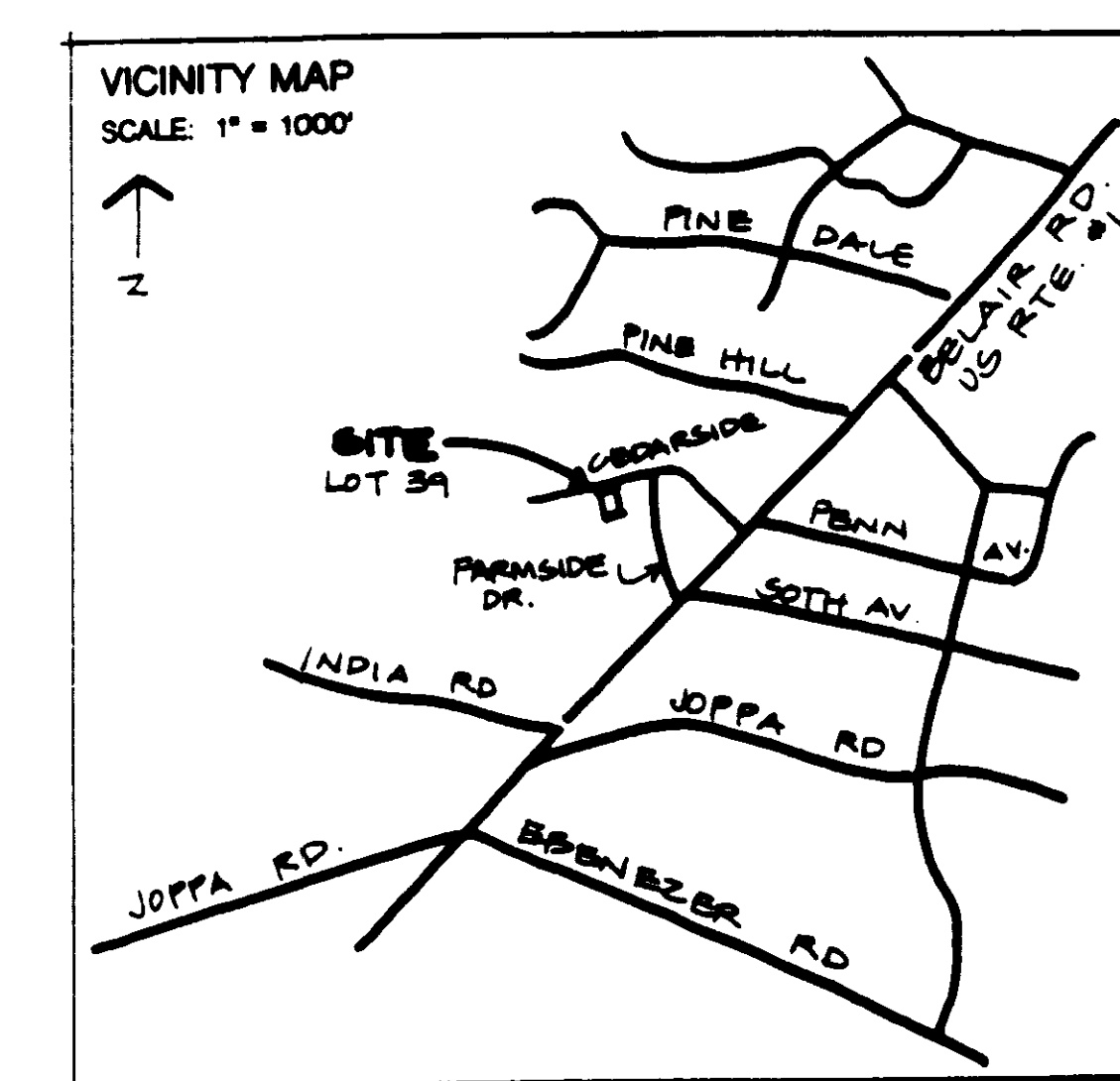
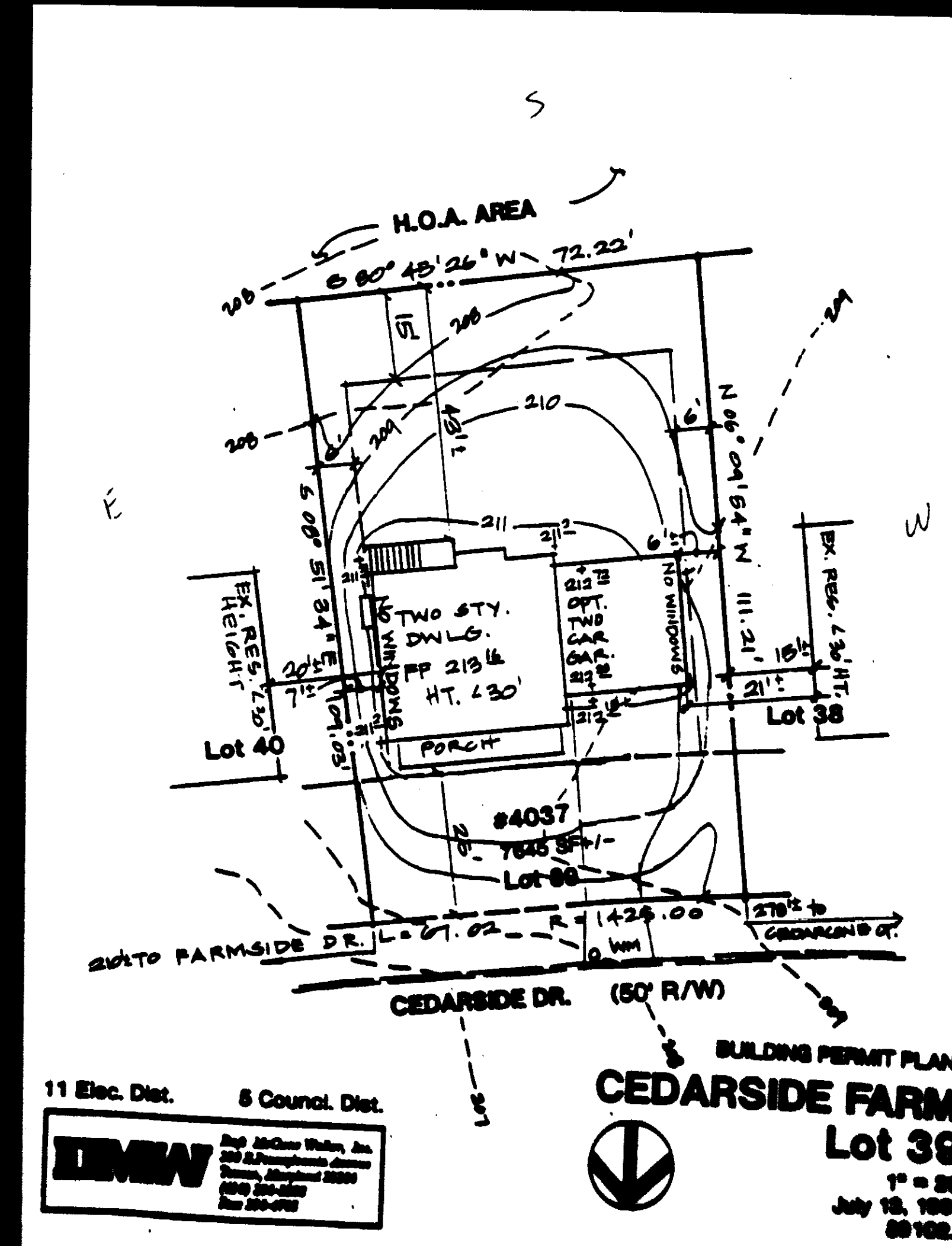
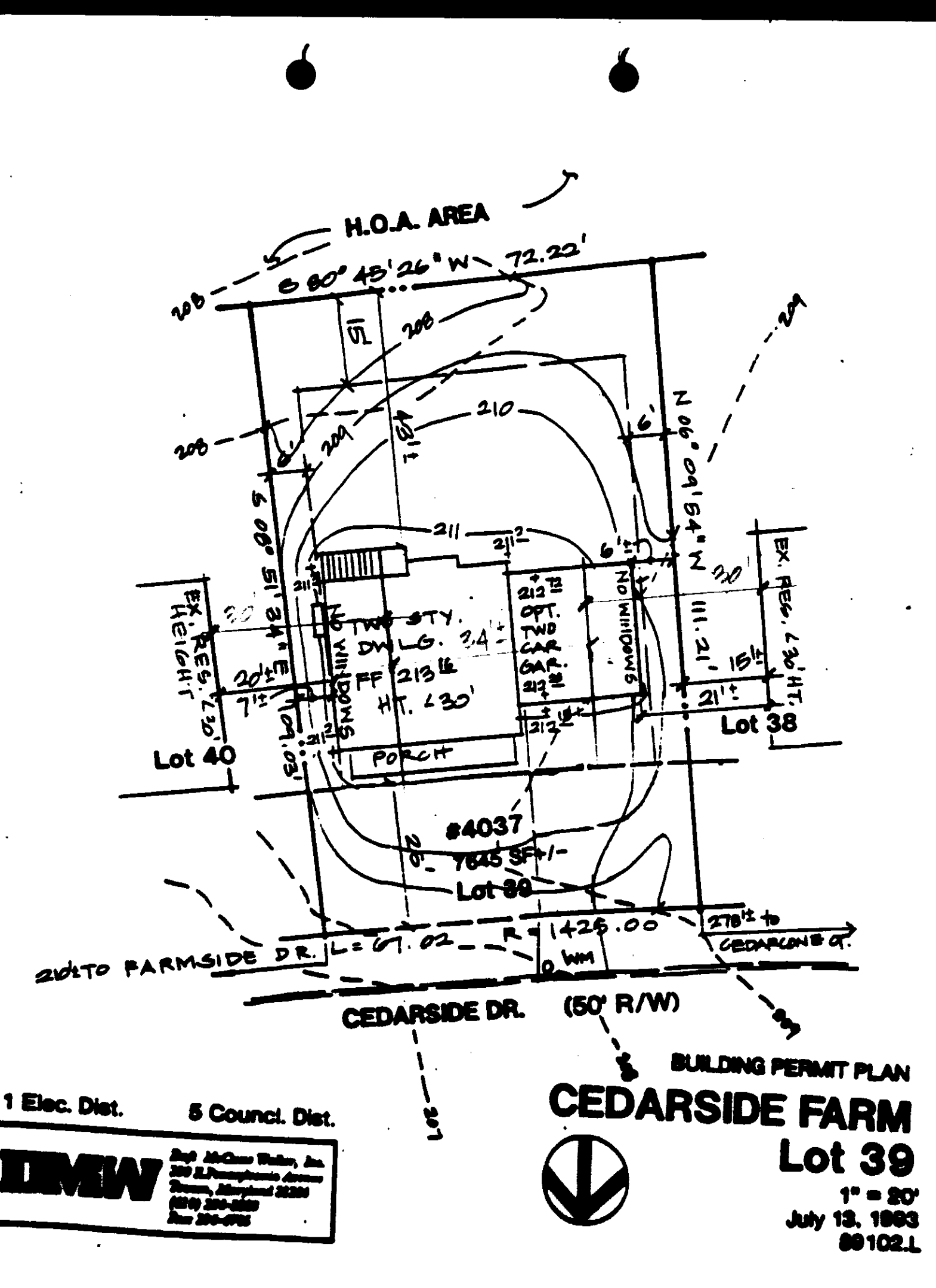
FRONT SET: 25

SIDE SET: 6' / 17'

SIDE STR SET: 43'

REAR SET: 43'

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE



Owner: Cedarside Farm Joint Venture
54 Scott Adam Rd., Suite 101
Hunt Valley, MD 21030
(410) 628-2287

Previous Permit #B170152

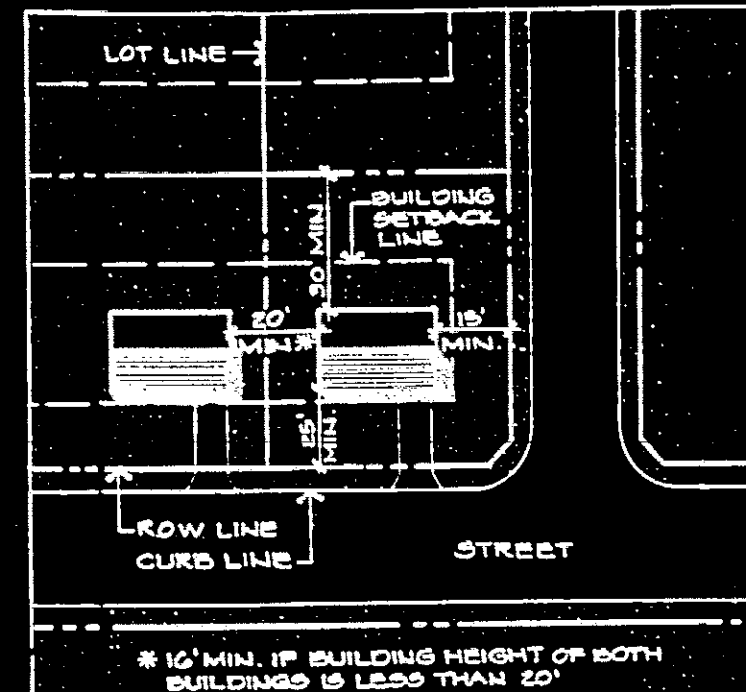
CRG Plan for Cedarside Farms was approved on July 30, 1987.

This and all surrounding property is zoned DR 5.5.

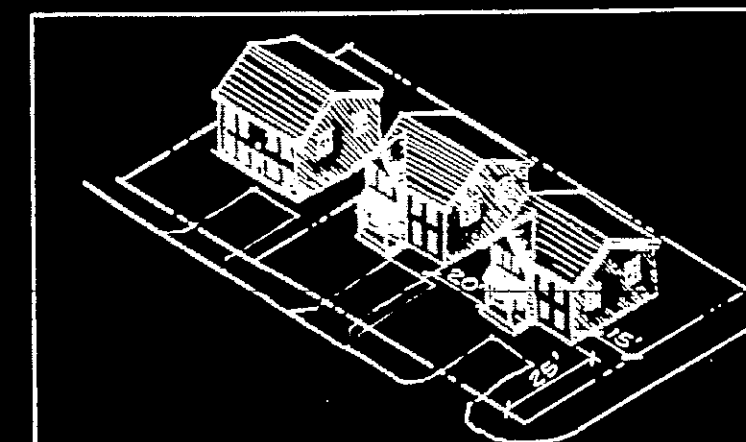


94-164-AA
ITEM #163

Single Family Detached



Minimum setbacks for single family detached, semi-detached and duplex units in D.R. 3.5, 5.5, 10.5 and 16 zones



Perspective view, minimum setbacks in D.R. 3.5, 5.5, 10.5 and 16

Building Type: Single Family Detached, Semi-Detached and Duplex Dwellings

Location: DR 3.5, 5.5, 10.5, 16

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 16 feet for buildings up to 20 feet in height, and 20 feet for buildings with heights greater than 20 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary -- 15 feet
- From side or front building face to the edge of paving of a private road -- 25 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

RESIDENTIAL STANDARDS 5

Rel Ex No 2

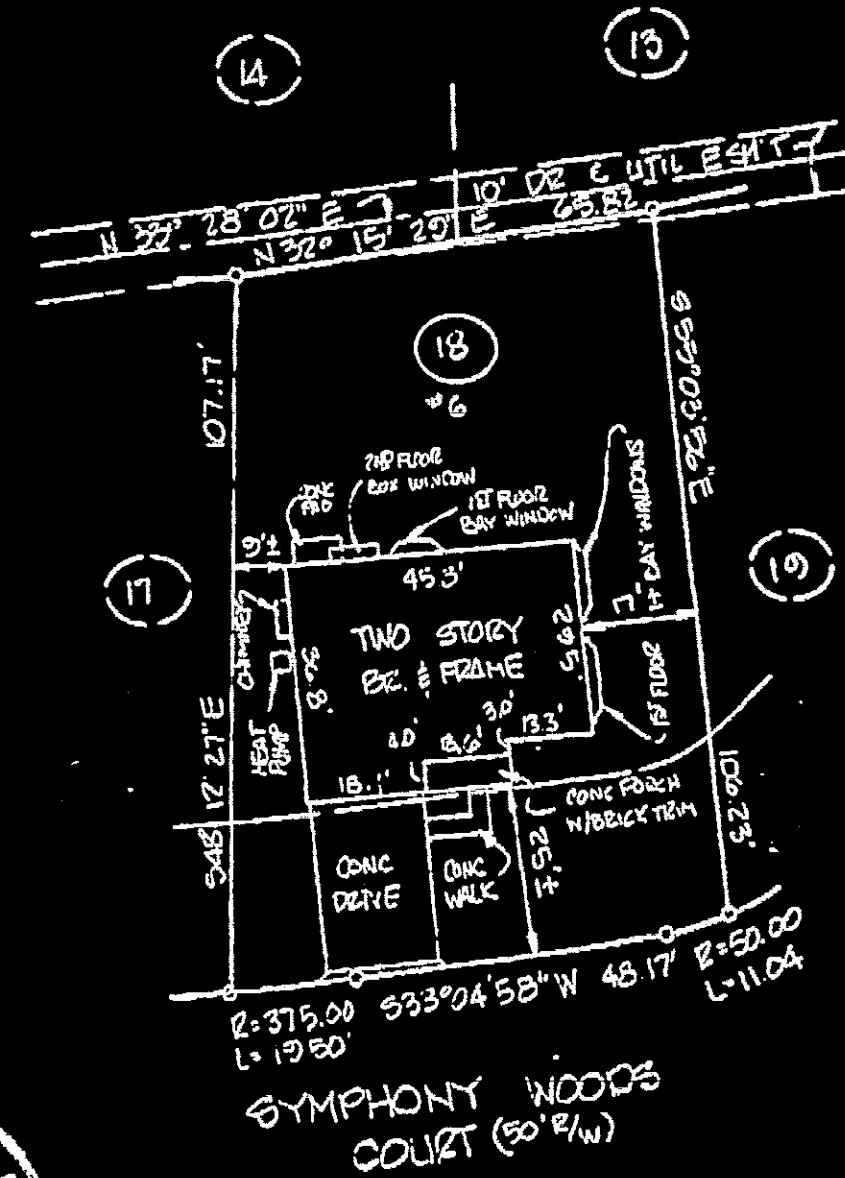
NOTE: Lot 18 street corner does not lie within any 100 year flood plain. The Flood Insurance Program, National Flood Insurance Program, is administered by the Federal Emergency Management Agency, Department of Housing and Urban Development, Washington, D.C. 20548. The Flood Insurance Program, National Flood Insurance Program, is administered by the Federal Emergency Management Agency, Department of Housing and Urban Development, Washington, D.C. 20548. The Flood Insurance Program, National Flood Insurance Program, is administered by the Federal Emergency Management Agency, Department of Housing and Urban Development, Washington, D.C. 20548.



THIS PLAT IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

George W. Stephens, Jr.
ASSOCIATE
REG. NO. 10285



Being Known And Designated As Lot 18, As Shown On Cedar Side Farm Plat 1, Recorded In Plat Book S.M. 60-136.

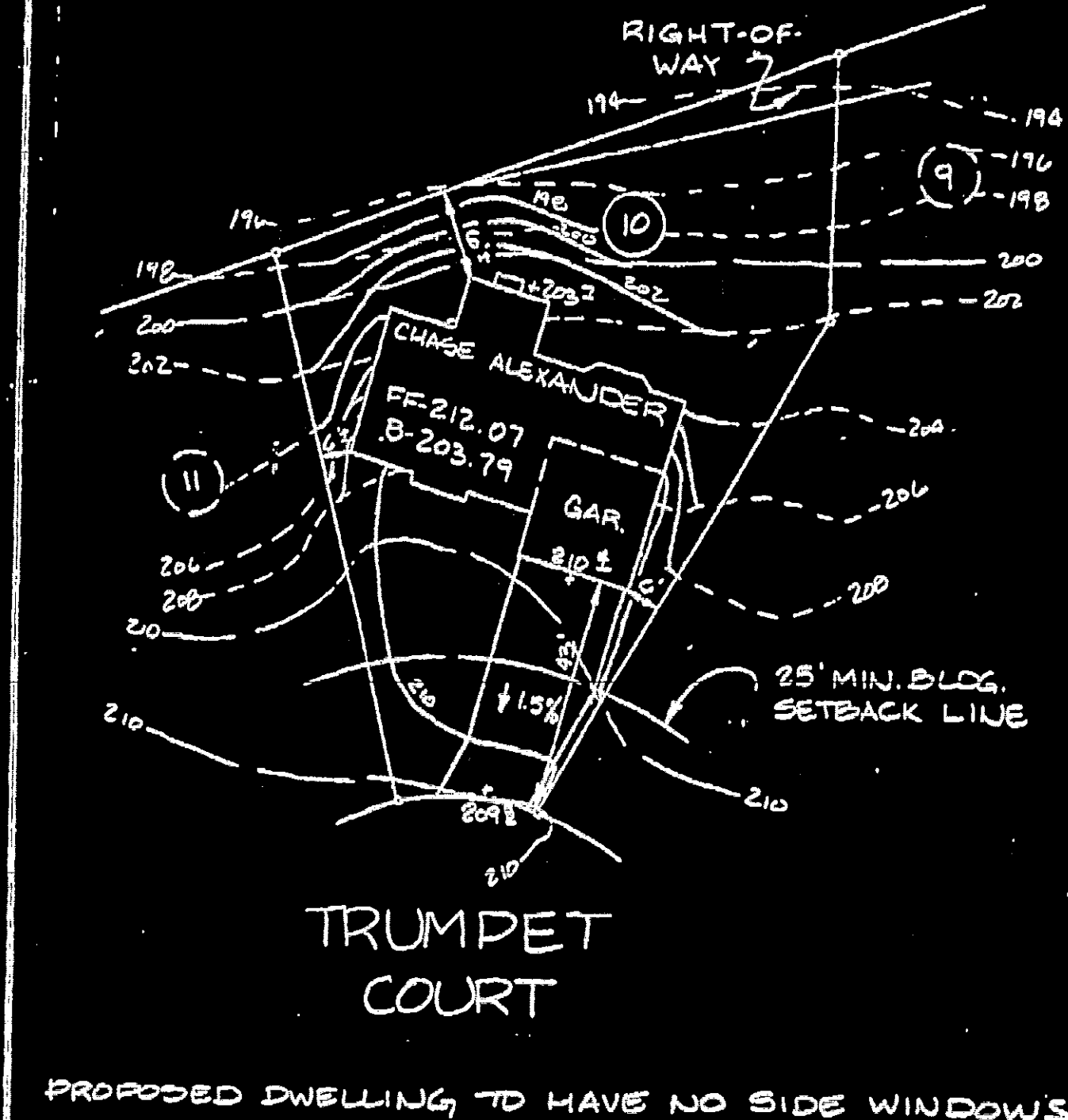
#6 Symphony Woods Court Cedar Side Farm

BALTO. CO. MD. ELECT. DIST. No. 1
SCALE 1"=30' DATE 5/20/92

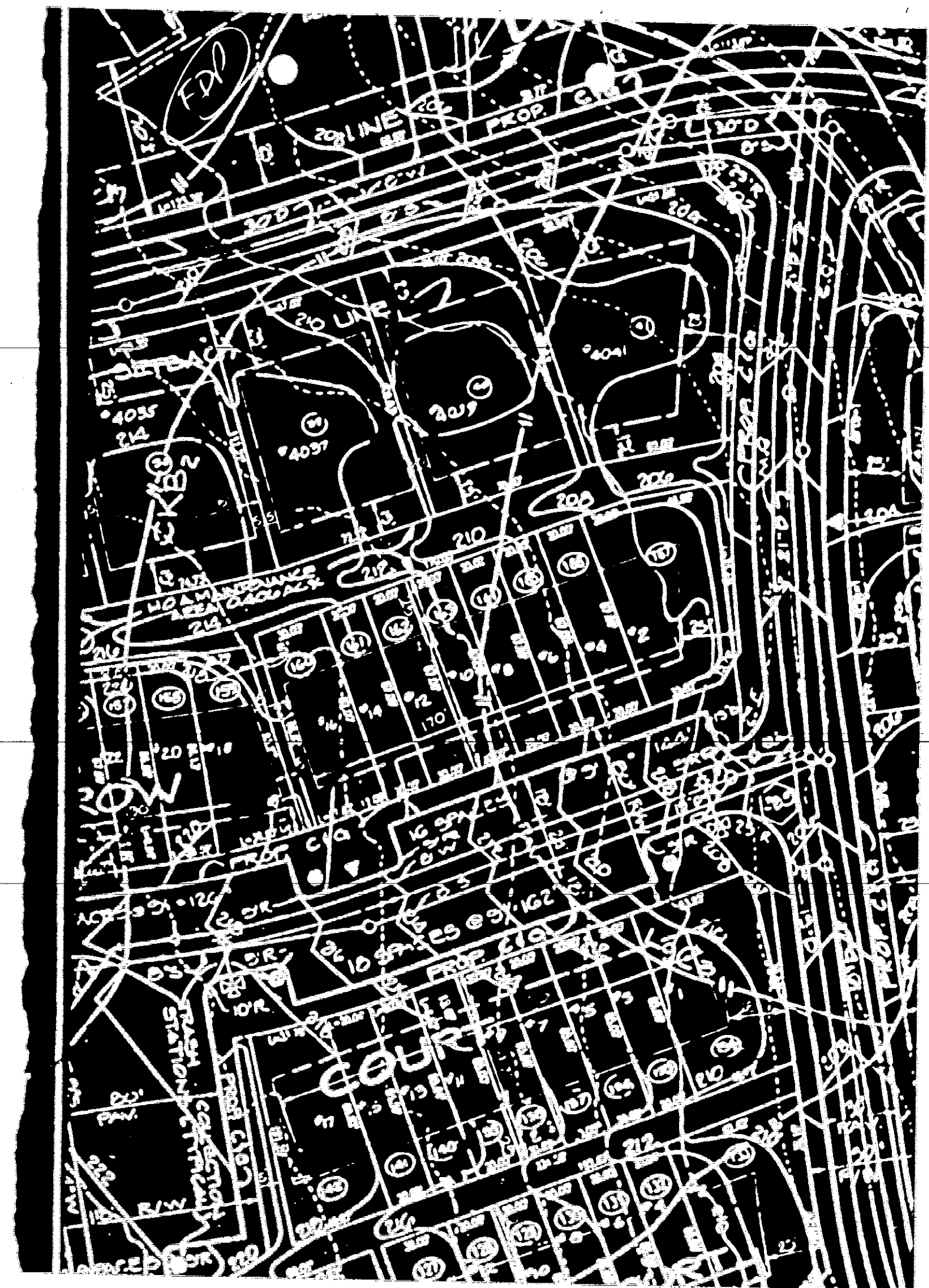


GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS
REG. NO. 10285
200 WEST BROADWAY
BALTO. MD. 21201

4 TRUMPET COURT LOT 10
CEDAR SIDE FARM
SCALE 1"=20'
OCT. 17, 1994



PROPOSED DWELLING TO HAVE NO SIDE WINDOWS



[illegible]

CURVE TABLE						
NAME	AGE	SALES	EXPENSE	BEARING	WHEEL	TANGENT
1	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00	100.00	100.00
37	100.00	100.00	100.00	100.00	100.00	100.00
38	100.00	100.00	100.00	100.00	100.00	100.00
39	100.00	100.00	100.00	100.00	100.00	100.00
40	100.00	100.00	100.00	100.00	100.00	100.00
41	100.00	100.00	100.00	100.00	100.00	100.00
42	100.00	100.00	100.00	100.00	100.00	100.00
43	100.00	100.00	100.00	100.00	100.00	100.00
44	100.00	100.00	100.00	100.00	100.00	100.00
45	100.00	100.00	100.00	100.00	100.00	100.00
46	100.00	100.00	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00	100.00	100.00

LEADERSIDE FARM
PLOT 2 OF 4

FORMSIDE

Filed for receipt
S.M. 60 FOLIO 138
Date SEP 7 1980

Page 1
Seymour M. [unclear]
[unclear]

BALTIMORE CO. BRID NORTH

REDARSIDE FARM
PLAT

CEDARCONE
5 WALKWAY
EAST ME

WALKWAY FASMENT
FENCEROW

COURT

COURT

DRIVE

CEDARSIDE FARM
PLAT 2 OF 4

NOTES

1. The recording of this plat does not constitute or imply acceptance by the county of any street, easement, part open space, or any other public use shown on the plat.
2. The plat may expire in accordance with the provisions of Section 22-48, B.M.C.
3. The recording of this plat does not guarantee installation of streets or utilities by Petitioner's family.
4. The information shown herein may be superseded by a subsequent recorded plat.
5. Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
6. The formal irrevocable offering of dedication has been made.
7. Records, storm drainage facilities will be designed by a professional engineer.
8. No other comments.

REASONS FOR FIRST AMENDMENT DATED - 6/13/89

1. REVISED DENSITY TABULATIONS DUE TO CHANGE IN
BOUNDARY SHOWN ON SHEET 4 OF 4.

94-164-AA

THE APPROVAL OF THIS PLAN IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE PROJECT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

P. 141

SH. CLEM
11/5/70 C004 RO

FIRST AMENDED
 PLAT 5 OF 4
CEDARSIDE FARM
 (FORMERLY CEDARSIDE FARM S.M. 89/72)

11TH ELECTION DISTRICT BALTO., CO. MD.
SCALE : 1" = 50' APRIL 20, 1983
FIRST AMENDED JUNE 15, 1980
LEFT OF OWNERSHIP
7553/175 21 00 009 060 21 00 009 060

THIS SPECIES IS IN THE WHITE MARSHAL CAN FLOWERS WHITE SING

THOMAS E. CREUTZER 4105 PINEHILL AVENUE	CHOL YU AND CHUN YU 4107 PINEHILL AVENUE
Thomas E. Creutzer 9-1-89	Chol Yu and Chun Yu 9-1-89
DATE	DATE

DAVID D. WANG AND
SUSAN L. WANG
2320 BELAIR ROAD
David D. Wang 9
Susan L. Wang D.

CEDARSIDE FARM JOINT VENTURE
c/o WINCHESTER HOMES INC.
6301 IVY LANE
SUITE 714
GREENBELT, MD. 20770
(301) 230-1172

NOTE: HIGHWAY + HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE + UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENLARGED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE
THE STREETS AND OR ROADS AS SHOWN
HEREON AND THE MENTION THEREOF IN
DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED
TO BE DEDICATED TO PUBLIC USE, THE FEE
SIMPLE TITLE TO THE BEIS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF
THE DEED TO WHICH THIS PLAT IS ATTACHED
THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 1-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CON- TAINS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR
OF THE STATE OF MARYLAND, HEREBY CERTIFY
THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT
AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN
Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED
IN COMPLIANCE WITH SUBSECTION (C) OF
SECTION 3-103 OF THE REAL PROPERTY ARTICLE
AND THE ANNOTATED CODE OF MARYLAND PARTICULARLY
INsofar AS SAME CONCERNS THE MAKING OF PLAT
AND SETTING OF THE MARKERS.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

No Sent in Shave Log 8-23-85
 DIRECTOR DATE [initials]

APPROVED BY BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

Wm. J. Harrison 8/25/69

D. S. THALER & ASSOCIATES, INC.

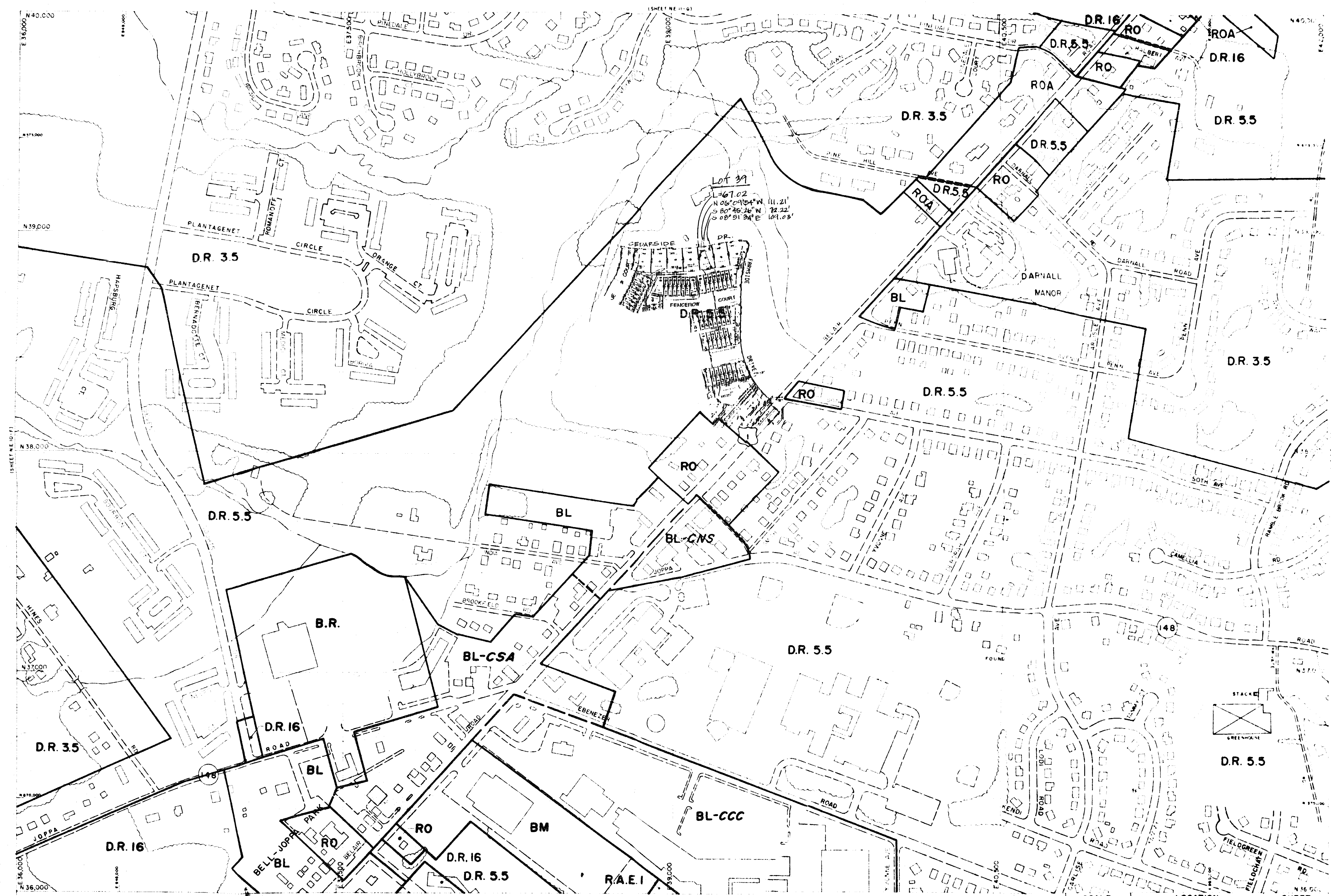
CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

DEPT OF PUBLIC WORKS PWA COMPLETED 118712 June COMPLETED
 FINAL PLAT CHECKED 2/1 CHECKED 2/1

PLANNING
ENGINEERING
HOUSE NUMBERS

COMPUTED BY WME
CHECKED BY MT
DRAWN BY WME
PN 203

60-138



M - NW
Q - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Chairman, County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PERRY HALL
ITEM # 1123

SHEET
NE
10 - G

94-164-0A